

## PORT COMMISSION MEETING – December 10, 2003

The Port of Port Townsend Commission met in regular session at the Point Hudson Marina Room, Port Townsend, WA.

Present: Commissioners – Beck, Pirner and Sokol  
Executive Director – Crockett  
Facilities Manager – Pivarnik  
Operations Manager – Radon  
Attorney – Winters  
Absent: Auditor – Taylor  
Attorney - Harris

I. CALL TO ORDER: The meeting was called to order at 1:00 PM.

II. APPROVAL OF AGENDA:

Upon motion of Commissioner Pirner, the Agenda was unanimously approved as amended as follows:

Items added:

- V. Old Business
- B. Discussion of Demolition Ordinance/Shoreline Master Program

Items added:

- VI. New Business
- B. Point Whitney Boat Ramp and Dock
- C. Wright Consulting Lease at Point Hudson

III. CONSENT AGENDA:

- A. Approval of Minutes – November 19, 2003
- B. Approval of Warrants:
  - #29169 through #29191 in the amount of \$25,346.31
  - #29192 through #29194 in the amount of \$11,497.30
  - #29195 through #29220 in the amount of \$28,905.02
  - #29221 through #29227 in the amount of \$33,370.12
  - #29228 through #29300 in the amount of \$32,741.63
- C. Write-Off Register
- D. Resolution No. 408-03 – Authorizing Sale of Abandoned Vessel

**Upon motion of Commissioner Beck, the Consent Agenda was unanimously approved.** Regarding the write-off of Gary Michael's two-night stay, Commissioner Pirner asked why upfront payment wasn't received. Staff responded that he had paid upfront and had been a monthly moorage tenant, but refused to acknowledge the Port's attempts to collect the final two days. Mr. Radon agreed to work with Staff to provide a clearer explanation/history in the write-off register.

IV. PUBLIC COMMENTS (not related to Agenda): None

V. PUBLIC HEARING ON 2003 COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS:

A sign-in sheet was available for members of the public wishing to speak.

Mr. Crockett recapped the Comprehensive Scheme planning process. The Port regaining operational control of Point Hudson and to qualify for grant funding necessitated the update of the 1982 plan. He reviewed the process of soliciting and hiring consultant Reid Middleton in February 2002, the creation of and meetings by the Comprehensive Scheme Advisory Committee and subsequent public open house sessions to receive comments. In addition to the planning documents being available in local public libraries and Port Administrative Office, 25 public sessions were held where the Comprehensive Scheme topic was on the agenda and there were 37 opportunities for public comment and good press coverage. Being the final public hearing, copies of the final draft were available for the Commissioners. Mr. Crockett noted that the plan has been updated to include comments on the Environmental Impact Statement. Formal comments considered inappropriate for the EIS were not included in the plan but are maintained in the Port's

files. The planning document would remain on the website. He thanked the public who either participated on the Advisory Committee or made comments.

Public Comments:

Ron Sikes (Port Townsend resident speaking in reference to the Kah Tai property): supports the alternative to keep this property as parks and open space.

Rosemary Sikes, Port Townsend resident, thanked the Commissioners, Port Staff, consultants and advisory board for taking the time to work on the 20-year Scheme. She also thanked the people who attended public open houses in support of the open space/park option for the Kah Tai Property. She saw this as a clear message that many people want to keep the Port's Kah Tai property undeveloped. She also thanked the 48 individuals who wrote letters for the draft EIS and the 25 who wrote letters for the EIS that were printed, which reflected a message that the Port's holdings in the Kah Tai property should remain park and open space. She also thanked other agencies for making written comments included in the final EIS, which made it clear that the surrounding lands is a sensitive area that would be difficult to develop. She thanked the Commissioners for voting unanimously in favor of the park/open space option and hopes the Commissioners will solidify this decision in their final vote.

Frank Minter, a resident at Mats Mats, recalled there used to be a marina and boat ramp at Mats Mats. He was concerned that the Comprehensive Plan did not detail plans for maintaining the Mats Mats ramp, which has been unusable for four or five years. He understands the Port has budgeted funds to repave the launch ramp area and suggested a Sanican would also be beneficial. He also experienced problems accessing information on the website. Staff acknowledged that the website information could be easier to access. Commissioners provided a hard copy of the plan for Mr. Minter's review. Mr. Crockett acknowledged that the Hadlock and Mats Mats ramps are in need of repair.

Jim Todd of Port Townsend, having attended many of the public meetings, thanked the Port for considering the Kah Tai as a place for open space. He thinks the community would benefit from having some sort of wild area where it can enjoy the wildlife.

Dana Roberts, as a Port Townsend citizen, thanked the Port for the full range of alternatives documented in the 20-year plan and the thought that went into that preparation, which should help the City refine its plans. He endorsed the draft Scheme, including Alternative 2 that leaves the open space and park potential for Kah Tai.

Terri McQuillan said that when she ran for the Port Townsend City Council her platform was jobs for this community. She said the Port is the only entity that has increased jobs in our county by making it an environmentally friendly place intent on livable wages. She thanked the Port Commissioners and managers for the open process and for actively involving everyone in the community. She believes the Port gave the public every opportunity to build the Comprehensive Scheme and she thinks the Port's process should be lifted up as an example to the rest of the community and the County. She thinks that in 20 years, the public will be very happy with the Port's work.

Brenda McMillan finds it gratifying that the Port is deciding to leave the Kah Tai as open space for the countless people who have planted, pulled and worked in that park.

Chris Kluck, of the Wooden Boat Foundation and a participant on the Citizens Advisory Committee, said the Scheme process was marked by a wide variety of interests and personalities and was equally marked by the conclusion of unanimity. There was very little dissention in the group with the proposals that came forward, which he believes spoke to a well-run process considering the diversity and interests represented. He believes the outcome was to the satisfaction of the group that participated.

Carol Hasse also thanked the Port for the hard work and the public process. She also spoke for Point Hudson remaining intact as a vital, vibrant part of our maritime history and culture, as a historic artifact and as part of the landscape.

VI. OLD BUSINESS:

A. Possible Adoption of 2003 Comprehensive Scheme

**Commissioner Pirner moved to adopt the 2003 Comprehensive Scheme of Harbor Improvements with the preferred alternatives as selected on August**

**13, 2003.** During discussion of the motion, Commissioners spoke about their pleasure with the Comprehensive Scheme as it exists. They also complimented the efforts of Staff and the consultants through what turned out to be an excellent process over the past two years. **The motion carried by a unanimous vote.**

B. Discussion of the Demolition Ordinance/Shoreline

Ms. Winters reviewed the City Staff recommendations to amend the Demolition Ordinance to clarify that in the event there is further sub-area master planning done within a historical overlay, such as Point Hudson, it would not be controlled by the Demolition Ordinance. Although there had previously been discussion about preparing a memorandum of agreement between the Port and City, relevant language was instead placed in subsection (c) of the ordinance. The Planning Commission might submit further changes during their review of the ordinance on Thursday. She solicited Commission feedback on the language.

Mr. Crockett then referred to statements made in the Mayor's December 2 letter, which incorrectly says that the Draft Comprehensive Update recognized Point Hudson's unique and distinctive characteristics and that a focused planning document is required. It also says "we wish to immediately launch this focused planning effort in partnership with the Port." The Port and Commission expressed their concern about the immediacy of this request and are feeling pushed by the tight deadline. They feel the Shoreline Master Program (SMP), the subsequent update of the City Comprehensive Plan, and then a zoning update should precede any detailed planning effort. After two years of intense planning, it is time for the Port to begin implementation, some of which can be done without a Point Hudson master plan. Ms. Winters responded that while shoreline regulations are broad and would come first, master planning at Point Hudson might be a driver for the SMP if they occurred on a similar time frame. Also, the \$20K in funding might support having an advisory group or a consultant give guidance and advice. Port Staff also spoke to the need for a formal agreement with the City for how the \$20K would be spent.

There was further discussion and support for Ms. Winters following up with the demolition ordinance language as submitted. Port Staff proposed arranging a meeting with the City Manager and Planning Staff to discuss the timing of planning and to clarify that the Port is not ready to enter into an agreement.

VII. PUBLIC HEARING ON 2003 JEFFERSON COUNTY INTERNATIONAL AIRPORT MASTER PLAN

A sign-in sheet was available for members of the public wishing to speak.

Mr. Crockett provided background on the planning process, noting that this planning effort was governed by federal regulations. He reviewed the process of soliciting and hiring consultant Bucher Willis and Ratliff. The Federal Aviation Administration covered ninety percent of the planning costs. The plan is available in local public libraries and Port Administrative Office, but will not be available on the website until after the first of the year. About 25 people attended a public open house Monday evening at which an airport layout plan showing future hangar development was displayed. The current SEPA public comment period ends on December 17. The Port issued a determination of non-significance as part of this process. Working with the full wetland survey of the airport done by Landau and Associates the Port was able to avoid these areas when planning for future hangar development. A runway extension is being recommended. Following the comment period, the Port would either modify the plan or adopt it and submit it to the FAA for final approval. There is also FAA funding for some of these projects. Mr. Crockett noted that this document does not address any of the County issues related to noise overlay maps, nor does it address land use around the airport – both are issues which the Growth Management Act would require the County to address in a sub-area plan in cooperation with the Port.

Public Comment:

Linda Swisher, as a participant in the master planning process and technical advisory committee, thanked the Commissioners and Port Staff for their time and energy and said

she learned a great deal about the process. She hopes the plan would help the County's citizens realize what a valuable asset the airport is. To remind people of how old the airport is, she provided a copy of a newspaper article, which makes reference to the airport winning its international designation in 1929. She believes the master plan is a good way to protect the airport and help it grow in a planned manner.

Ron Way, a pilot and hangar owner from Port Townsend, complimented the Port for its planning work. He appreciates such a nice airport.

Marilyn Hoeft remembered the airport when it was a grass strip. She recognized the Port's forethought reflected in this planning process and said she was impressed with the work and care that is shown by Port Commissioners and Staff. She spoke of the unique qualities of this airport and expressed her appreciation for the Port's vision.

Mr. Crockett recognized the expertise of those who provided valuable input into the planning process. Commissioner Beck spoke about the ambiance of the facility available to citizens who might not have aircraft, but can enjoy watching planes against the backdrop of the Olympic Mountains while sitting in the Spruce Goose Cafe.

#### VIII. NEW BUSINESS:

##### A. Operations Report – Month of November 2003

Mr. Radon reported that moorage nights are down slightly. The 60/70-ton hoist numbers remained static. The shipyard activity was down significantly. In December, two unscheduled boats arrived, the *Cape Flattery* and the *Island Trader*. The boatyard is running static at 60% occupancy. At Point Hudson, guest traffic both in transient moorage and RVs is down from last year's November numbers, but overall, the Port is ahead of this point last year.

##### B. Point Whitney Boat Ramp and Dock

Mr. Crockett reported that Brad Seeley of the Point Whitney shellfish lab solicited the Port's interest in operating their ramp. While the boat ramp has been under the management of Fish and Wildlife and has been in good shape, the dock is not in good condition. He suggested that Staff and one of the Commissioners visit the site and explore their interests and then bring ideas back in January. Commissioner Beck recalled parking at the site as limited. There was Commission support for having further discussions with them, though there was some concern about the budget for operation and maintenance.

##### C. Wright Consulting Lease at Point Hudson

Mr. Pivarnik said David Wright, a local engineer, would like to lease space in the shower building at Point Hudson on a month-to-month basis.

Commissioner Beck moved to approve a lease with Wright Consulting for an office unit in the shower building at Point Hudson for a rate of \$200/month. The motion carried by unanimous vote.

#### IX. STAFF COMMENTS:

##### Ms. Winters:

She relayed two items of interest from the Port Land Use Law Conference. First, an attorney from Preston Gates talked about industrial and mixed use development as essential public facilities, saying that although the issue had not been litigated, in his view a reasonable argument could be made that by the very status of essential public facilities that these uses should be allowed. Also, good information was presented on SEPA and on binding site plans and subdivisions that reminded her of previous discussions about the Boat Haven. There should be further discussion with Staff about ideas from the conference.

She reminded of the January 20 deadline to get to the County any Comprehensive Plan amendments from the airport master plan process.

Mr. Radon:

Thanked Commissioners for their participation in Fish Expo. The Seattle Boat Show would begin January 16. Information would be available at the next December meeting. The Everett Boat show remains uncertain. He also continues to work on winter promos.

Mr. Pivarnik:

Thanked the Commissioners for their support and direction during the Comprehensive Scheme and Master Plan process.

X. PUBLIC COMMENT: None

XI. COMMISSIONER COMMENTS:

Commissioner Pirner:

He complimented Staff on their efforts on both plans.

Commissioner Beck:

Echoed compliments to Staff and acknowledged the long hours given. Regarding the Navy Range Expansion in Hood Canal, Ann Avery offered some interesting information today on the economic impact at Pleasant Harbor. She believes some of this would be sent to the Navy.

He asked whether the Commission needed a resolution for the Comprehensive Plan adoption.

Commissioner Sokol:

He sees the two years of work was successful and reflects well on the ability of the Commission and Staff to work together. He also credited the Airport Advisory Committee and Comprehensive Scheme Advisory Committee assistance.

XII. NEXT MEETING:

Monday, December 22, 2003 at 9:00 AM at the Point Hudson Pavilion, Port Townsend, WA.

XIII. EXECUTIVE SESSION:

At 2:49 PM, the Commission recessed into Executive Session for 30 minutes to discuss a real estate issue, with no expected decision.

XIV. ADJOURNMENT:

The meeting was adjourned at 3:19 PM, there being no further business to come before the Commission.

ATTEST:

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President

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Secretary

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Vice President